

Affordable Housing and Open Space: Creative Partnerships for Success

Citizens' Housing and Planning
Association

Competing Goals

- Providing housing opportunities for Massachusetts' residents of all income levels
- Preserving land and the rich natural environment of the state

Dual Crisis

- Between 1985 and 1999, 40 acres/day were lost to development in Massachusetts. (1)
- From 1980 to 2003, MA home prices increased 463%, the highest percentage increase in the nation in that time period. (2)

Sources: (1) Mass Audubon, Losing Ground: At What Cost?, 2003. (2) U.S. Office of Federal Housing Enterprise Oversight.

Large Lot Subdivisions Consume Land with High-Priced Homes



Is it possible to address
affordable housing needs
and open space protection
together? YES!

13 Case Studies

- Lincoln
 - Battle Road Farm
- Amherst
 - Cherry Hill Co-Housing
 - Misty Meadows
- Easthampton
 - Whitebrook Farm
- Norwell
 - Jacobs Pond
- West Tisbury
 - Island Co-Housing
- Northampton
 - Ryan Road
 - West Hampton Road
 - Garfield Road
- Wayland
 - Paine Estate
 - Nike Site
- Newton
 - Forte Property
 - Kessler Woods

Land Protection/Affordable Housing Strategies

- Creative Zoning
- Community Preservation Act Projects
- Open Space Residential Design/Cluster Bylaws
- Chapter 40B
- Non-Profit Groups
- Creative combination of municipal goals
- Other Creative Partnerships

Battle Road Farm

Lincoln 1988-94

- Town purchased 35 acre parcel threatened by large, institutional development
- In conjunction with owner of adjacent 12 acre commercial parcel, **created master plan** for site
- **Rezoned 47 acres** as a Planned Unit Development
- Keen Development Corporation purchased 24 acres and built 120 homes, 48 affordable
- 11 acres of open space preserved





Cherry Hill Co-Housing Amherst - 1990

- 90-acre site
 - 66-acre 9-hole golf course
 - 24 adjacent acres
- Town purchased land for appraised \$2.2m
 - Retained golf course
 - Sold remaining acreage for \$400,000
- Non-Profit Developer created Cherry Hill Co-Housing
 - 32 Condominium units **clustered** on 5 acres
 - 19 acres retained as open space

Housing Component

- 32 Condominiums
 - 2-3 family units
- 8 units targeted for families making <80% area median income
- Perpetual deed restrictions
- Community building, public open space



Open Space Component



Cherry Hill Golf Course

- 66-acre golf course owned by Town
- 19 acres within development owned by condo association
 - Community gardens
 - Woodlands
 - Wetlands
- Building permit prohibits development of woodlands



Community Gardens

Cherry Hill Co-Housing



Community Center

Misty Meadows

Amherst - 1987

- 137-acre Wentworth Farm, adjacent to Town open space, on market
- Local developers (Robert and Judith Rivard) want to build affordable housing
- Purchase land for \$750,000
- Town buys 97 acres for \$310,000
- 40-acre development constructed under Town's **Cluster Development Bylaw**

Housing Component

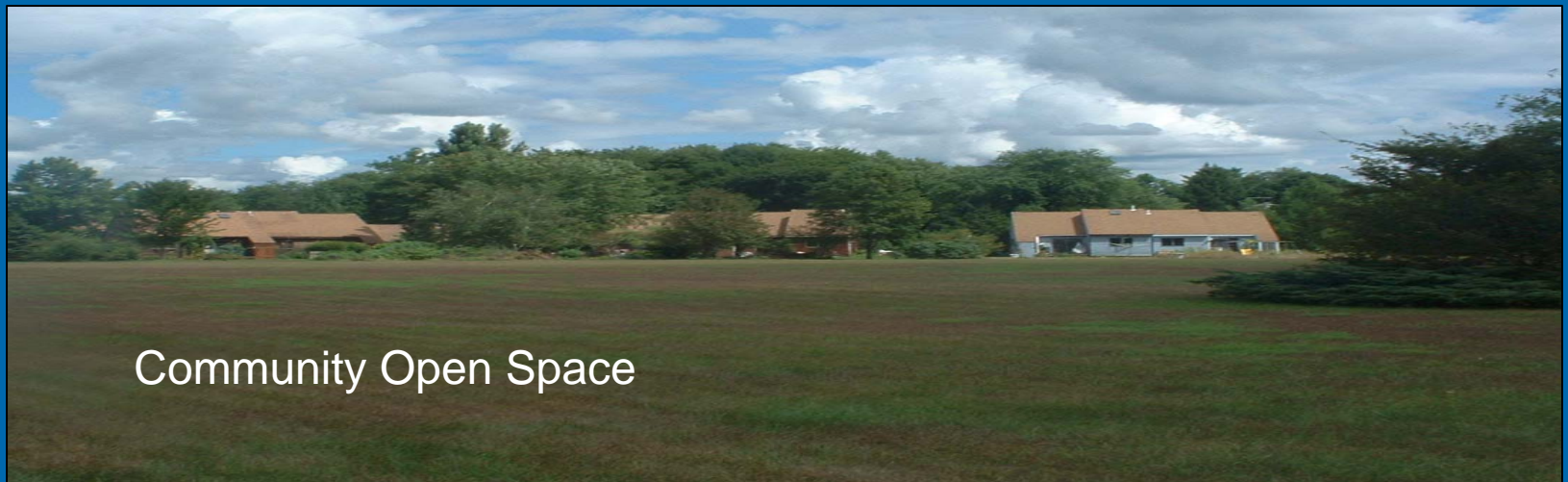
- 41 units on 18 acres
 - 37% affordable
- Density bonus for affordable units
- Two lots set aside for Amherst Housing Authority – 4 units planned (<50% median)



Open Space Component



- Town purchased 97 acres of open space
- 22 acres of open space within development



Community Open Space

Whitebrook Meadow Easthampton

- Proposed multi-generational, mixed income development
- Goal
 - Provide affordable homes for foster families, and integrate with seniors
- Partners
 - Non-profit Treehouse Foundation
 - Beacon Properties, Inc.
 - Town of Easthampton

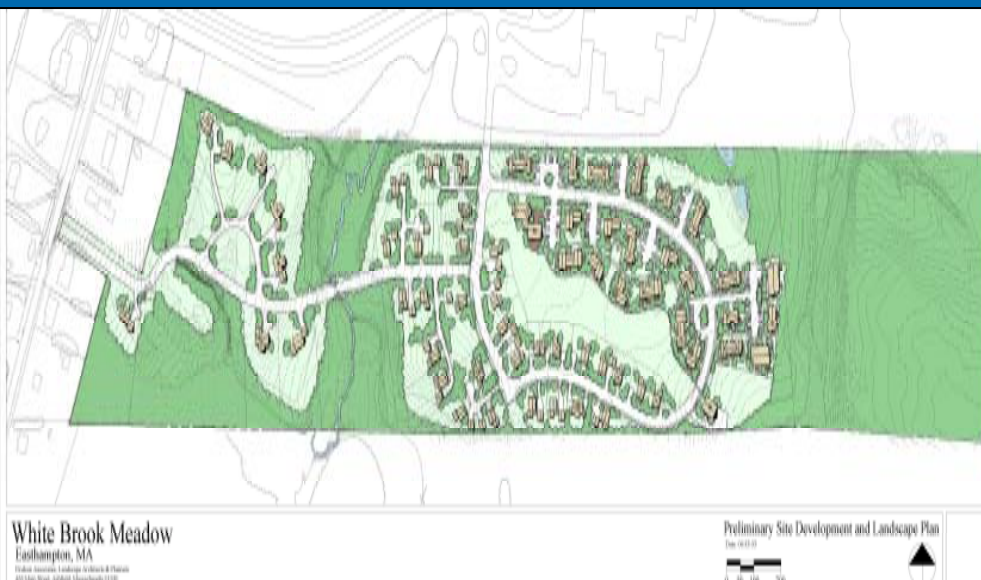
An aerial photograph showing a school building, parking lots, and surrounding fields. A large area of land is circled in black and labeled 'Development Site'. The school building is a large, white, multi-story structure with a central courtyard. To the left of the school is a road with several houses. The area to the right of the school is a large, open field. The circled area is a large, irregularly shaped field with some trees and a small stream. The text 'Easthampton Middle School' is written in white at the top of the image. The text 'Development Site' is written in white inside the circled area.

Easthampton Middle School

Development Site

Housing Component

- 48-acre parcel - \$875,000
- Subdivided into two lots
 - 8-acre, 8-unit market rate **cluster subdivision**
 - 40-acre, 104-unit **Comprehensive Permit**
 - 60 affordable units



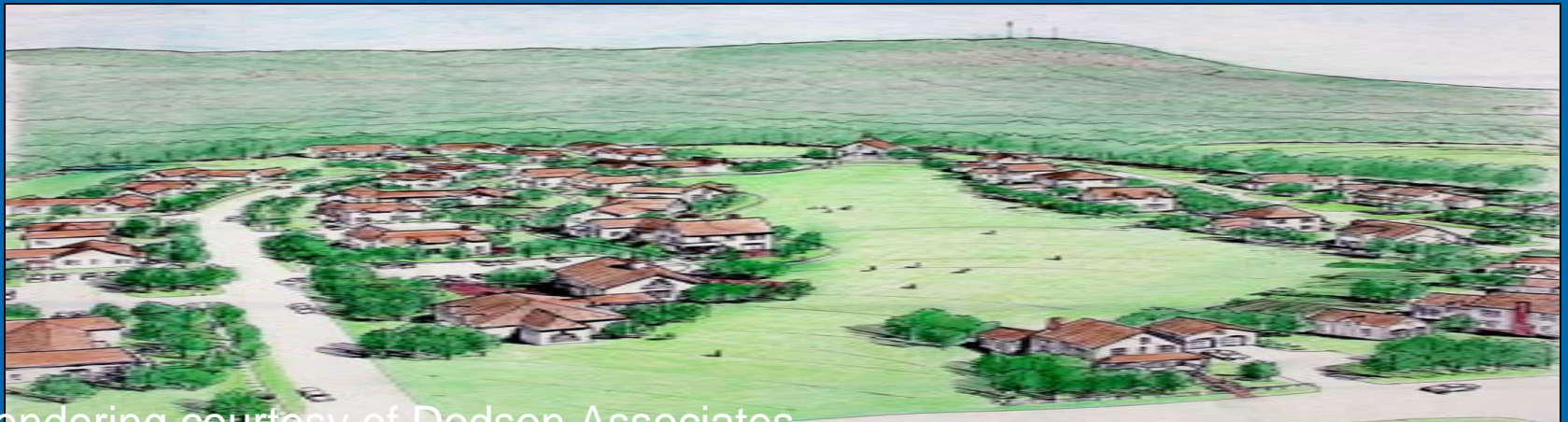


Courtesy of Dodson Associates

Open Space Component



- 17 acres of permanent open space
- Also includes large common meadow
- Abuts 100-acre Town-owned park



Rendering courtesy of Dodson Associates

Jacobs Pond Norwell - 2001

- 9-acre site on Jacobs Pond
- **Comprehensive Permit** to allow 44 condominiums on a 9-acre site
- 3.6 acres set aside as open space



Housing Component

- Restricted: over age 62
- Eleven units reserved for hhlds making <80% of the median area income
- 99-year deed restrictions



Open Space Component



- 3.6 acres conveyed to Conservation Commission to protect pond
- Adjacent to Jacobs Pond Conservation Area



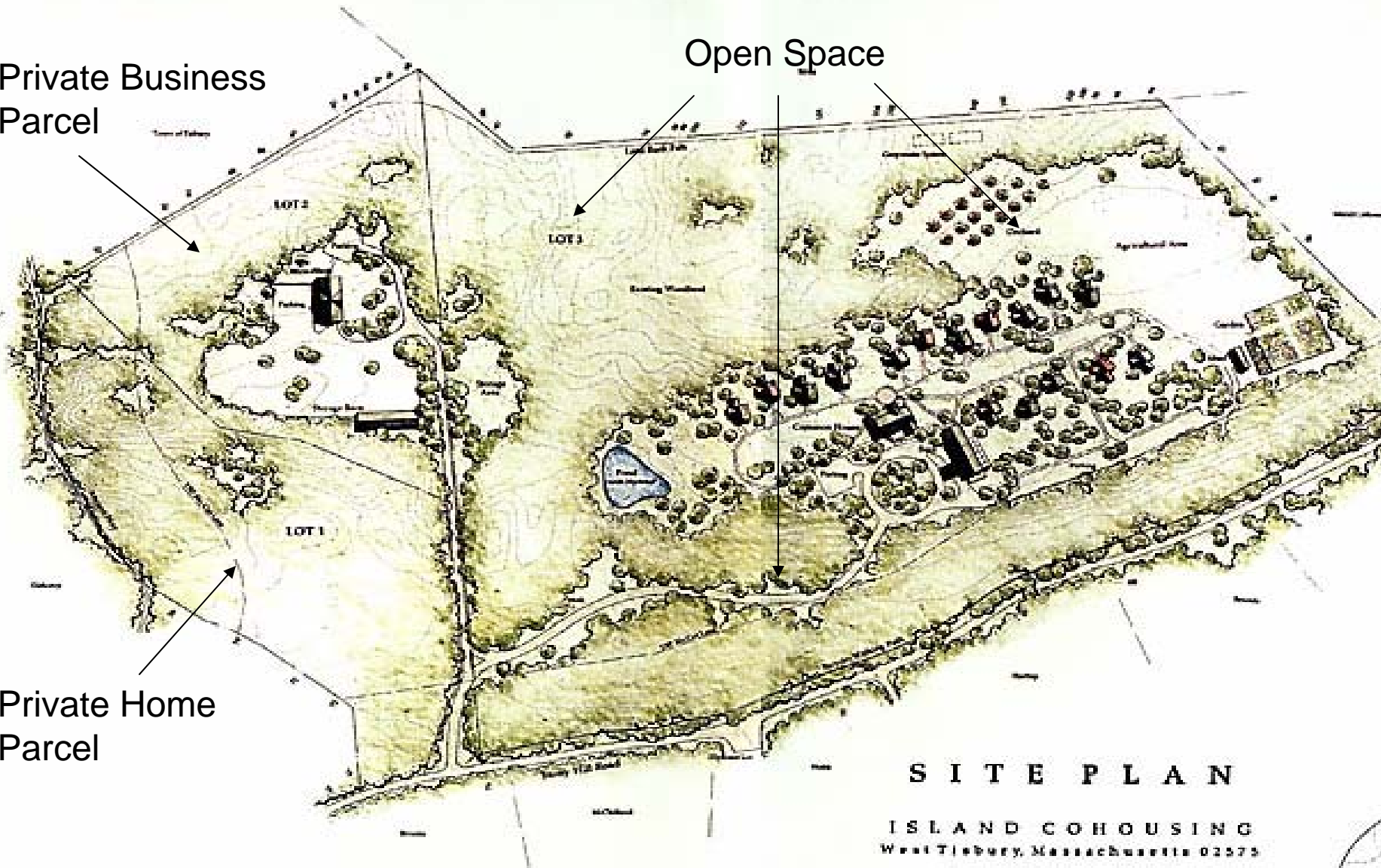
Island Co-Housing West Tisbury - 2000

- 49-acre site purchased by South Mountain Company
- Subdivided into four parcels
- 30 acres for 16-unit co-housing development
 - Pedestrian-oriented
 - Streets and vehicles on perimeter only
 - Community center, communal responsibilities
- **Comprehensive permit** to cluster housing on 6 acres
- 24 acres left as open space

Private Business
Parcel

Open Space

Private Home
Parcel



SITE PLAN

ISLAND COHOUSING
West Tisbury, Massachusetts 02575



NORTH



LOC

Housing Component

- 16 single family homes
- 4 affordable to hhlds making less than 80% of median, 4 others set aside for moderate income



Open Space Component

- 24 acres
 - “Village Common”
 - Community garden
 - Pond
 - Playing fields
 - Wooded area
- Owned by homeowners' association



Photo courtesy of South Mountain Co., Inc.

Photo courtesy of South Mountain Co., Inc.



Ryan Road

Northampton - 2000

- 60-acre parcel with limited frontage, single family home for sale
- City paid \$60,000 to purchase land for conservation purposes
- Used \$45,000 CDBG funds
- Additional money from Open Space Fund and DPW fund (for well protection)

Housing Component

- Used **cluster bylaw**
- Habitat for Humanity built duplex on 23,000 sf lot
- Units available to hhlds making <50% area median income
- Existing single family home on 13,600 sf rehabbed and sold at market-rate



Open Space Component



- In proximity to Saw Mill Hill, a priority area for open space protection
- Adjacent to 24 acres of conservation land in cluster development
- Development added 59 acres, including land for well protection
- Includes 10 foot wide easement by housing



Westhampton Road Northampton - 2001

- 20-acre parcel slated for development
- Development plan encroached on land needed for buffer around planned land fill expansion
- Endangered species and threat of eminent domain convinced developer to sell land to the City for market value plus sunk costs
- Total cost to City - \$385,000

Westhampton Rd-Limited Development



Housing Component

- Comprehensive permit
- Homes affordable for 99 years
- Habitat has first right of refusal, City second
- Affordable units will sell for \$65-75,000



Garfield Avenue Northampton

- 5.5-Acre Urban Infill Development
- Goal: Resolve landfill issue, create affordable housing and urban park
- Seven homes clustered on 1.5 acres
- **Comprehensive permit**
- 6 Affordable, 1 Market-Rate
- 4 acres for urban park

Garfield Avenue-Limited Development

conservation area

Market Lot

Habitat for Humanity

Habitat for Humanity

Habitat for Humanity

Paine Estate

Wayland - 2002

- 159 acres overlooking Sudbury River
- Includes stately Greenways Mansion
- Town purchased land for \$5.2 million
 - \$3.3 million from Town override
 - \$1.2 million from Sudbury Valley Trustees
 - \$700,000 from MA Dept. of Environmental Management (includes \$200,000 for trail easement and Conservation Restriction)

Housing Mix Paine Estate

Mixed income subdivision
- 4 affordable units



Independent over 55



Assisted living in
re-used Greenways Mansion
- 15% earmarked for lower
income residents



Open Space

- 99 acres owned by Town and Sudbury Valley Trustees
- Abuts existing conservation land, and overlooks Sudbury River



Nike Site Wayland

- 13.5-acre surplus military installation
 - Across from moderate-income military housing
 - Adjacent to cluster open space
- Site available at no cost for open space under the National Park Service (NPS) Lands to Parks program
- Town wants site for affordable housing
- Town Nike Reuse Committee negotiates with NPS to subdivide property
 - 10.7 acres for open space at no cost
 - 2.75 acres for affordable housing at market value of \$395,000, paid with CPA funds

Housing Component

- Expect to use non-profit developer
- Zoning allows only one home on parcel, so will use a **Comprehensive Permit**
- Plan for 16 home ownership units, of which at least 8 will be affordable to hhlds making <80% area median income
- Remaining units restricted to hhlds making <110% area median income



Open Space Component



- 10.7 acres owned by Town protected in perpetuity under NPS program
- Handicapped-accessible trails will be built



Forte Property Newton

- Currently under development
- Town purchased 1 acre lot with home for \$1.1 million using CPA money
- Development will include three affordable units on .33 acres, and .66 acres of conservation land
- Abuts conservation land



Housing Component

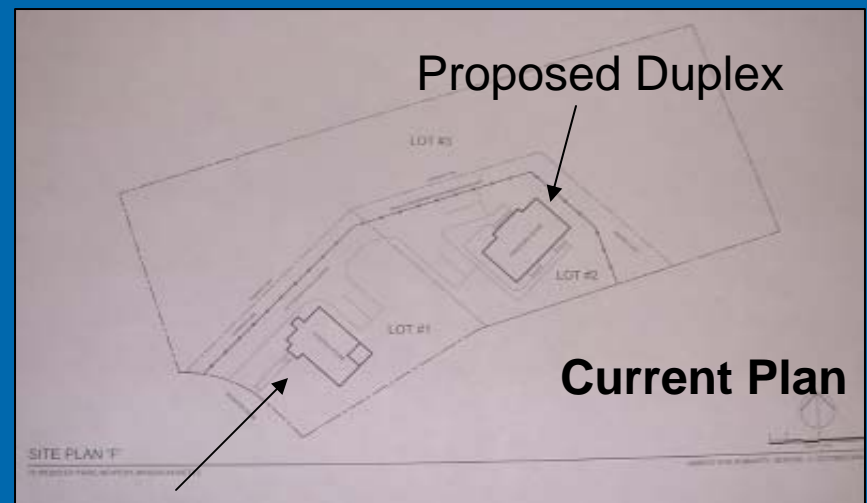
Existing Single Family home

- Transferred to Newton Housing Authority for rental to families making <50% median area income

➤ New duplexes

- Habitat for Humanity
- Hhlds making <80% median area income
- Perpetual deed restriction, Habitat first right of refusal

Original Concept Plan



Existing Home

Open Space Component



Forte Property

- .66 acres conserved
- Adjacent to 4-acre Dolan Pond Conservation area
- Provides overlook for wildlife viewing
- Provides parking area



Kessler Woods

Newton

- 43-acre parcel for sale – largest undeveloped open space parcel in the City
- City partnered with Cornerstone Development
- Single family 7 unit market rate subdivision
- 63 townhouses on 14 acres, 20% affordable
- 22 acres of conservation land protected

Case Study Summary

- 682.4 acres in 13 Projects
- 585 housing units
 - 180 affordable to those making <80% area median income (31% of total)
 - 205 affordable to those making <120% area median income (35%)
 - 6 hospice beds (not included in total)
- 474 acres of open space protected (69% of total)